

# FOR LEASE | 1,500 SF

7945 - 7947 Broadway Lemon Grove, CA 91945

## HIGHLIGHTS:

- *Downtown Lemon Grove*
- *Two ADA Restrooms*
- *Close Proximity to Trolley Station*
- *Parking at Front and the Rear of Building*
- *Busy Trade Area*



For more information about this property, please contact:

**Anthony Acosta**  
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# INTERIOR

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# AERIAL

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### DEMOGRAPHICS: (2018)

	1Mile	3Miles	5Miles
Total Population:	20,414	202,183	512,064
Avg. HH Income:	\$77,197	\$76,262	\$78,705

### TRAFFIC COUNT: (2017)

Lemon Grove Ave / Alley	28,000 ADT
Broadway / Lemon Grove Ave	17,100 ADT

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